

058.C

0001

0311.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

526,800 / 526,800

USE VALUE:

526,800 / 526,800

ASSESSED:

526,800 / 526,800

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 1 | | WATERMILL PL, ARLINGTON |

| | | |
|------------------|-------------------------------|-----|
| OWNERSHIP | Unit #: | 311 |
| Owner 1: | BACZKOWSKI DANIEL & ROSEMARIE | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 1 WATERMILL PL #311 | |
| Street 2: | | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |
| Cntry: | |
| Own Occ: | Y |
| Type: | |

| |
|---------------------------------|
| PREVIOUS OWNER |
| Owner 1: DEGNORE JON P - |
| Owner 2: - |
| Street 1: 311 WATERMILL PL #311 |
| Twn/City: LYNN |
| St/Prov: MA |
| Postal: 01904 |
| Cntry: |

| |
|---|
| NARRATIVE DESCRIPTION |
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1031 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms. |

| |
|---------------------------------|
| OTHER ASSESSMENTS |
| Code Descrip/No Amount Com. Int |

| |
|-------------------------|
| PROPERTY FACTORS |
| Item Code Description % |
| Z R7 APTS MED |
| o |
| n |
| Census: |
| Flood Haz: |
| D |
| s |
| t |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6040 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|----------|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 102 | | | | | | | 0.000 | | 526,800 | | | | 526,800 | | | | | | | | 153363 | |
| | | | | | | | | | | | | | | | | | GIS Ref | | | | | |
| | | | | | | | | | | | | | | | | | GIS Ref | | | | | |
| | | | | | | | | | | | | | | | | | Insp Date | | | | | |
| | | | | | | | | | | | | | | | | | 10/05/17 | | | | | |

**USER DEFINED**

| | |
|----------------|----------|
| Prior Id # 1: | 153363 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date: | 12/30/21 |
| Time: | 01:40:07 |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date: | 12/19/19 |
| Time: | 09:38:49 |
| mmcmakin | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 526,800 | 0 | . | . | 526,800 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 519,600 | 0 | . | . | 519,600 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 505,300 | 0 | . | . | 505,300 | 505,300 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 472,500 | 0 | . | . | 472,500 | 472,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 393,200 | 0 | . | . | 393,200 | 393,200 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 366,700 | 0 | . | . | 366,700 | 366,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 366,700 | 0 | . | . | 366,700 | 366,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 332,800 | 0 | . | . | 332,800 | 332,800 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| TAX DISTRICT | | | | | | | PAT ACCT. | | | |
|-----------------|-----------|------|------------|-----------|------------|----|-----------|-------|-------|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | |
| DEGNORE JON P, | 60496-186 | | 11/15/2012 | | 335,000 | No | No | | | |
| TAKAHIRO FUJIMO | 44126-192 | | 11/18/2004 | | 330,000 | No | No | | | |
| | 20510-113 | | 4/1/1990 | | 147,000 | No | No | Y | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|------|--------|---------|--------|
| 10/5/2017 | | Measured | | | | | | | | | DGM | D Mann |
| 5/6/2000 | | | | | | | | | | 197 | PATRIOT | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

| | | |
|---------------|------------------|----------|
| Type: | 7 - Condo Garden | |
| Sty Ht: | 1 - 1 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 - Concrete | |
| Frame: | 1 - Wood | |
| Prime Wall: | 8 - Brick Veneer | |
| Sec Wall: | 6 - Stucco | 10 % |
| Roof Struct: | 4 - Flat | |
| Roof Cover: | 4 - Tar & Gravel | |
| Color: | BRICK | |
| View / Desir: | N - NONE | |

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1988 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdict: | |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|-----------------|
| Avg Ht/FL: | STD |
| Prim Int Wal | 1 - Drywall |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 4 - Carpet |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | 1 |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 3 - Electric |
| Heat Type: | 6 - Elec Base/B |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | 100 |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| | | | | | | | | | | | | | | | | | | |

BATH FEATURES**COMMENTS****SKETCH**

Full Bath: 2 Rating: Average

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: Rating:

Building Number 1.

OTHER FEATURES

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 4 BRs: 2 Baths: 2 HB

RESIDENTIAL GRID

Kits: 1 Rating: Average

A Kits: Rating:

Frpl: Rating:

WSFlue: Rating:

Name: 25 - 6040

Floor: 3 - 3rd Floor

% Own: 0.904900014

Exterior: Rating:

Interior: Rating:

Additions: Rating:

Kitchen: Rating:

Baths: Rating:

Plumbing: Rating:

Electric: Rating:

Heating: Rating:

General: Rating:

Totals Rating:

1 4 2

REMODELING**RES BREAKDOWN****DEPRECIATION**

Phys Cond: GD - Good 14. %

Functional: %

Economic: %

Special: %

Override: %

Total: 14.9 %

CALC SUMMARY

Basic \$ / SQ: 325.00

Size Adj.: 1.08195925

Const Adj.: 0.97656715

Adj \$ / SQ: 343.397

Other Features: 45361

Grade Factor: 1.00

NBHD Inf: 1.54999995

NBHD Mod:

LUC Factor: 1.00

Adj Total: 619075

Depreciation: 92242

Depreciated Total: 526833

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 532.27

Special Features: 0 Val/Su Net: 510.96

Final Total: 526800 Val/Su SzAd 510.96

SKETCH

Building Number 1.

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 4 BRs: 2 Baths: 2 HB

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|------|--------------|-----------|-----------|--------------|----------|--------|---------|--------|----------|
| GLA | Gross Liv Ar | 1,031 | 343.400 | 354,042 | | | | | |

| | | | |
|--------------------|-------|------------|---------|
| Net Sketched Area: | 1,031 | Total: | 354,042 |
| Size Ad | 1031 | Gross Area | 1031 |

IMAGE**AssessPro Patriot Properties, Inc**